

‘[There is] a typical range in combined pre-acquisition administrative and incidental costs of 8 to 10 percent of property acquisition costs.’

based on a sensitivity analysis, and the reasonableness of the estimates in light of the experiences of several other Atlantic coast states actively engaged in their own open space preservation initiatives.

### ***Data Sources and Analytical Approach***

Data were collected from a variety of sources for the purpose of calculating estimates of land holdings, baseline acquisitions, and costs of acquisition. These data sources included the following:

- North Carolina Center for Geographic Information and Analysis (NC CGIA) 1998 land holding estimates;
- DENR estimates collected in September 1999 from a variety of sources for the Million Acre Plan;
- State Property Office property records for state agency acquisitions (collected in June 2000);
- North Carolina Clean Water Management Trust Fund (CWMTF) data on project funds awarded and acreage protected (collected in November 2000);
- An updated survey of federal and state agencies conducted by DENR (October and November 2000);
- A survey of local governments conducted by DENR (July through November 2000);
- A survey of selected North Carolina land trusts conducted by the *efc@UNC* and the Conservation Trust for North Carolina (CTNC) (July through October 2000);
- Direct communications with federal agency, state agency, local government, land trust officials and private landowners throughout summer and fall 2000;
- A variety of published reports on North Carolina's various open space acquisition efforts; and
- A variety of published reports and direct communications with state and local officials of other states regarding the open space preservation efforts of those states.

Appendices A through C to this report present in summary form the estimated open space land holdings and recent open space acquisitions in North Carolina by federal and state agencies, local governments, and selected land trusts, respectively.

Because the purpose of the cost estimating analysis conducted for this report was to determine the likely costs directly related to open space property acquisitions needed to fill the million acre gap, data collection and analysis efforts were focused in several ways. First, baseline levels of acquisition were estimated for four key groups: federal land management agencies, state land management agencies, local governments, and non-profit land trusts. This excludes some other entities and holdings such as research universities with dedicated forestlands, home owner associations with permanently dedicated open space, and open space dedications secured by local governments through the use of “clustering” development requirements<sup>4</sup>. The purchased and donated land holdings of the four covered groups are expected to capture the vast majority of dedicated open space acres in the state.

Second, in order to calculate the potential costs of future acquisitions needed to fill the million acre gap (or “gap acre acquisitions”), recent acquisition costs were collected from state agencies, local governments, and land trusts only (not federal agencies). It was assumed that federal agencies will not be substantially increasing their own acquisitions over the next ten years expressly for the purpose of contributing to the state's million acre goal. In other words, it was assumed that the extra acquisitions that will be needed to fill the million acre gap will be picked up by state agencies, local governments, and land trusts. Moreover, it was assumed as a starting point that these *gap acre* acquisitions would be made in approximately the same proportions as reflected by current acquisition efforts. In addition, actual cost data used for estimating purposes were taken from recent acquisitions (acquisitions made between January 1999 and